121.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,148,800 / 1,148,800
					USE VALUE:	1,148,800 / 1,148,800
					ASSESSED:	1,148,800 / 1,148,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		WELLINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COOPER CHRISTOPHER --ETAL
Owner 2:	COHEN BETH F
Owner 3:	
Street 1:	15 WELLINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .165 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Wood Shingle Exterior and 2473 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7200.000	572,200	4,200	572,400	1,148,800
Total Card	0.165	572,200	4,200	572,400	1,148,800
Total Parcel	0.165	572,200	4,200	572,400	1,148,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 464.50 /Parcel: 464.50

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 78221

GIS Ref

GIS Ref

Insp Date 07/10/18

!9383!

PREVIOUS ASSESSMENT

Parcel ID: 121.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	572,200	4200	7,200.	572,400	1,148,800		Year end	12/23/2021
2021	101	FV	555,600	4200	7,200.	572,400	1,132,200		Year End Roll	12/10/2020
2020	101	FV	555,600	4200	7,200.	572,400	1,132,200	1,132,200	Year End Roll	12/18/2019
2019	101	FV	408,300	4200	7,200.	604,200	1,016,700	1,016,700	Year End Roll	1/3/2019
2018	101	FV	350,100	4200	7,200.	445,200	799,500	799,500	Year End Roll	12/20/2017
2017	101	FV	350,100	4200	7,200.	426,100	780,400	780,400	Year End Roll	1/3/2017
2016	101	FV	350,100	4200	7,200.	394,300	748,600	748,600	Year End	1/4/2016
2015	101	FV	281,500	4200	7,200.	330,700	616,400	616,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:58:18

LAST REV

Date	Time
07/25/18	15:01:12
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9383

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	18787-496		12/1/1987		250,000	No	No		Y

USER DEFINED

Prior Id # 1:	78221
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/16/2017	557	Inter Fi	137,815	O				
12/22/2014	1730	Redo Bat	54,650					Renovate 3rd floor
7/10/2013	1045	Re-Roof	18,665	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/10/2018	Measured	DGM	D Mann
7/10/2018	Permit Visit	DGM	D Mann
7/10/2018	Left Notice	DGM	D Mann
6/16/2015	Meas/Inspect	PC	PHIL C
5/1/2014	External Ins	PC	PHIL C
1/8/2014	Info Fm Prmt	EMK	Ellen K
2/26/2009	Measured	372	PATRIOT
2/18/2008	Meas/Inspect	163	PATRIOT
1/8/2000	Inspected	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7200		Sq. Ft.	Site		0	90.	0.88	10									572,398						572,400	

Total AC/HA:	0.16529	Total SF/SM:	7200	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	572,398	Spl Credit		Total:	572,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLW/RED		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.02076268
Const Adj.:	0.99989998
Adj $ / SQ:	137.789
Other Features:	105000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	641502
Depreciation:	69282
Depreciated Total:	572219

COMMENTS

VERY AVG INTER.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	
Totals			
1	8	5	

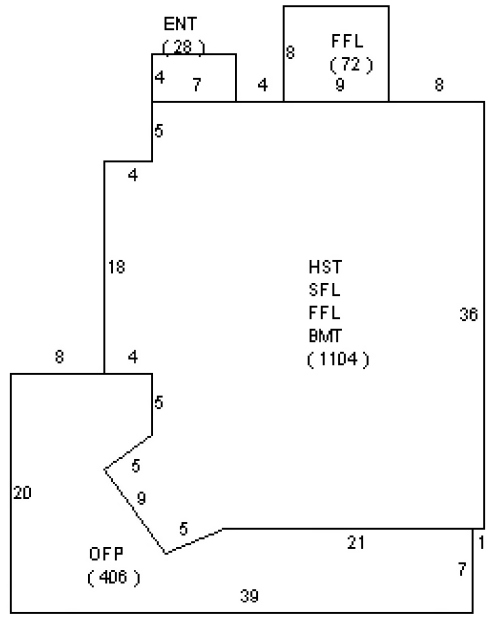
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	166.72
Special Features:	0	Val/Su Net:	130.94
Final Total:	572200	Val/Su SzAd	202.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,176	137.790	162,040
BMT	Basement	1,104	41.340	45,636
SFL	Second Floor	1,104	137.790	152,119
HST	Half Story	552	101.960	56,284
OFP	Open Porch	406	20.560	8,348
ENT	ENTRY	28	26.400	739

	Net Sketched Area:	4,370	Total:	425,166	
Size Ad	2832	Gross Area	4922	FinArea	2473

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	65		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

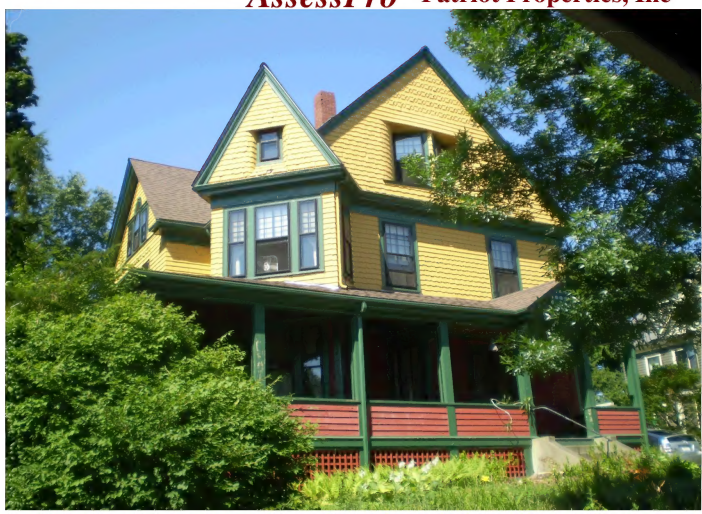
SPEC FEATURES/YARD ITEMS

PARCEL ID

121.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X15	A	AV	1930	23.33	T	40	101			4,200			4,200

More:	N	Total Yard Items:	4,200	Total Special Featues:		Total:	4,200

IMAGE

AssessPro Patriot Properties, Inc